ORDINANCE NO. 164175

An Ordinance temporarily prohibiting the issuance of demolition permits for Single Room Occupancy Hotels in the City of Los Angeles.

WHEREAS, in recent years there has been an increasing concern on the part of public officials and residents of the City of Los Angeles regarding the shortage of affordable housing; and

WHEREAS, Single Room Occupancy Hotels are a unique form of housing which exist throughout the City of Los Angeles and primarily serve residents at the lowest economic scale, including those residents on fixed income; and

WHEREAS, the City Council has determined that Single Room Occupancy Hotel housing stock is an essential component of the low-income housing market in Los Angeles; and

WHEREAS, at the present time there exists a shortage in the number of rooms available in Single Room Occupancy Hotels which has resulted in a low vacancy rate in such Hotels. In addition, there are few alternative sources of decent, safe, and sanitary housing for the residents of such Hotels; and

WHEREAS, over 90% of Single Room Occupancy Hotels are constructed of unreinforce masonry and must be upgraded to meet the city's seismic safety standards and Dorothy Mae fire code standards, and therefore such structures are increasingly slated for demolition because of the combined effect of the anticipated costs for such rehabilitation and of the increasing attractiveness of the

land upon which these structures are located for conversion to other uses; and

WHEREAS, the permanent loss of the residential units in Single Room Occupancy Hotels will greatly exacerbate the problems confronting the City with respect to the homeless; and

WHEREAS, the City Council has directed the Community Development Department to examine the problem of the threatened loss of irreplaceable housing stock with respect to Single Room Occupancy Hotels, to collect pertinent data, and to present to the Council long range alternatives to the demolition of Single Room Occupancy Hotels which balance the interests of owners and tenants; and

WHEREAS, on July 29, 1987, the City Council passed Ordinance No. 162,663, which became effective on August 4, 1987. Ordinance No. 162,663, prohibited the issuance of demolition permits for Single Room Occupancy Hotels in the City of Los Angeles for 180 days after August 4, 1987. Ordinance No. 163,182 extended the provisions of Ordinance No. 162,663 through April 29, 1988. Ordinance No. 163,622 extended the provisions of Ordinance No. 163,182 through June 30, 1988; and

WHEREAS, Ordinance No. 163,622 expired on June 30, 1988 prior to the development of long term alternatives to the demolition of Single Room Occupancy Hotels; and

WHEREAS, the City requires further time to complete its study and to develop appropriate long range alternative systems; and

WHEREAS, On October 31, 1988, the Governmental Operations Committee of the City Council directed the preparation of an ordinance to reinstate the imposition of interim controls on demolitions of Single Room Occupancy Hotels pending the development of a long-term solution;

NOW THEREFORE,

THE PEOPLE OF THE CITY OF LOS ANGELES

DO ORDAIN AS FOLLOWS:

Section 1. DEFINITIONS.

Te following phrase, whenever used in this Ordinance, shall be construed as defined in this Section. Words and phrases not defined herein shall be construed as defined in Section 12.03 or Section 151.02 of the Los Angeles Municipal Code, if defined therein.

Single Room Occupancy Hotel. As apartment building, hotel, or other structure containing six or more guest rooms in which thirty percent (30%) or more of the units do not contain a private bath and toilet facility within the unit.

Sec. 2. PROHIBITION.

Notwithstanding any provision of the Los Angeles Municipal Code to the contrary, for a period of one hundred-eighty (180) days from the effective date of this Ordinance:

A. No demolition permit shall issue for a building which is a Single Room Occupancy Hotel, except to comply with an order issued by

the Department of Building and Safety pursuant to Sections 91.8903 or 91.8905 of the Los Angeles Municipal Code, which the Department of Building and Safety has determined that such building is infeasible to repair.

B. No building permit shall be issued for any new construction on a lot where a Single Room Occupancy Hotel was demolished after the effective date of this ordinance without first obtaining a demolition permit from the Department of Building and Safety, unless the applicant agrees to replace on such lot all of the single room occupancy units that were on the lot prior to the demolition.

Sec. 3. HARDSHIP EXEMPTION.

A. The City Council, acting in its legislative capacity, may, by resolution, grant an exemption from the provisions of this Ordinance in cases of extreme hardship duly established to the satisfaction of the City Council.

B. Exemption Procedures. An application for a hardship exemption shall be filed with the Rent Stabilization Division of the Community Development Department on forms provided by the Department.

Sec. 4. URGENCY CLAUSE.

The City Council finds and declare that this Ordinance is required for the immediate protection of the public peace, health and safety. This Ordinance will prevent potentially irreversible loss of housing stock essential for the housing of a segment of the population of the City of Los Angeles. It will also preserve the public peace and health by discouraging the displacement of community residents, which overtaxes the City's ability of [sic]

provide adequate police and sanitation services to the detriment of the health and safety of City residents. Therefore, this Ordinance shall become effective upon publication pursuant to Section 281 of the Los Angeles City Charter.

Sec. 5 The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, as at the meeting of NOV 08 1988.

ELIAS MARTINEZ, City Clerk,

by /s/ Illegible
Deputy.

Approved NOV 10 1988

/s/ Tom Bradley
Mayor.

File No. C.F.87-0964-S3

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